009.0	0002	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,055,900	/	1,055,900
USE VALUE:	1,055,900	/	1,055,900
ASSESSED:	1,055,900	/	1,055,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15	-17	WYMAN TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SARGENT ENRAKU &
Owner 2:	SAU ANNA
Owner 3:	
Street 1:	15 WYMAN TERR
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MORAN JAMES V JR--ETAL -
Owner 2:	SMITH JO-ANNE -
Street 1:	6 DAVID WAY
Twn/City:	LITTLETON
St/Prov:	MA Cntry:
Postal:	01460

NARRATIVE DESCRIPTION

This parcel contains .17 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2354 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7386.000	538,500	4,100	513,300	1,055,900
Total Card	0.170	538,500	4,100	513,300	1,055,900
Total Parcel	0.170	538,500	4,100	513,300	1,055,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 448.56 /Parcel: 448.56

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	7762
GIS Ref	
GIS Ref	
Insp Date	10/06/17

!831!

PREVIOUS ASSESSMENT

Parcel ID: 009.0-0002-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	538,500	4100	7,386.	513,300	1,055,900		Year end	12/23/2021
2021	104	FV	513,800	4100	7,386.	513,300	1,031,200		Year End Roll	12/10/2020
2020	104	FV	514,000	4100	7,386.	513,300	1,031,400	1,031,400	Year End Roll	12/18/2019
2019	104	FV	383,800	4100	7,386.	545,300	933,200	933,200	Year End Roll	1/3/2019
2018	104	FV	383,800	4100	7,386.	397,800	785,700	785,700	Year End Roll	12/20/2017
2017	104	FV	359,100	4100	7,386.	346,500	709,700	709,700	Year End Roll	1/3/2017
2016	104	FV	359,100	4100	7,386.	295,100	658,300	658,300	Year End	1/4/2016
2015	104	FV	319,600	4100	7,386.	288,700	612,400	612,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:05:22

LAST REV

Date	Time
10/18/17	15:06:35
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 831

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORAN JAMES V J	57553-144		9/30/2011	Change>Sale	590,000	No	No		
	18743-462		11/1/1987		240,000	No	No		A

USER DEFINED

Prior Id # 1:	7762
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/9/2011	1610	Manual	4,000					install new gas fu
9/12/2006	761	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2017	MEAS&NOTICE	HS	Hanne S
12/30/2011	MLS	EMK	Ellen K
1/27/2009	Meas/Inspect	189	PATRIOT
11/2/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	243	PATRIOT
8/28/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7386		Sq. Ft.	Site		0	80.	0.87	1									513,262						513,300	

Total AC/HA:	0.16956	Total SF/SM:	7386	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	
Total:	513,262	Spl Credit		Total:	513,300				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09604919
Const Adj.:	0.98000199
Adj $ / SQ:	193.343
Other Features:	102326
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	661513
Depreciation:	123041
Depreciated Total:	538472

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	M
Totals			
2	10	4	

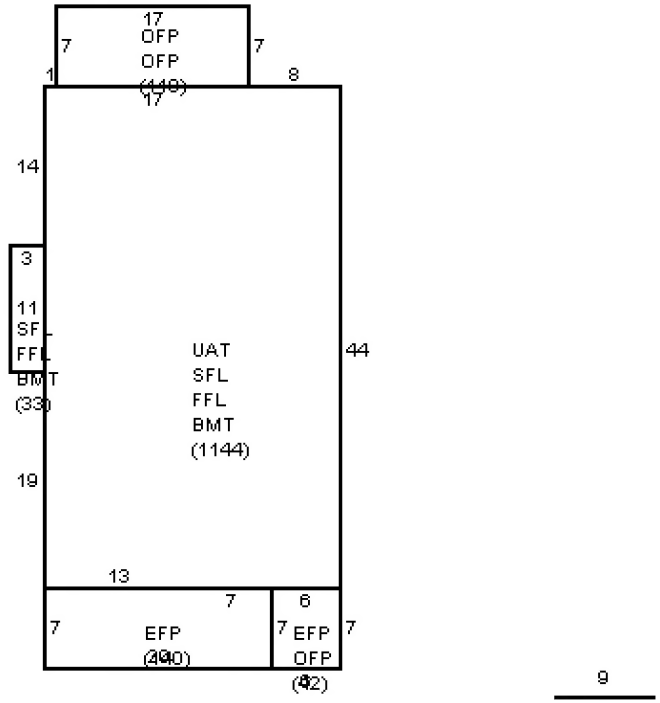
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	193.34
Special Features:	0	Val/Su Net:	125.85
Final Total:	538500	Val/Su SzAd	228.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,177	58.000	68,270
FFL	First Floor	1,177	193.340	227,565
SFL	Second Floor	1,177	193.340	227,565
UAT	Upper Attic	286	77.340	22,118
OFP	Open Porch	280	21.950	6,145
EFP	Enclos Porch	182	41.340	7,524

Net Sketched Area: 4,279 | Total: 559,187

Size Ad 2354 | Gross Area 5137 | FinArea 2354

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 009.0-0002-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	FR	1923	21.58	T	50	104			4,100			4,100

More: N | Total Yard Items: 4,100 | Total Special Featues: | Total: 4,100

IMAGE

AssessPro Patriot Properties, Inc